

TOWN OF BIG FLATS  
PLANNING BOARD  
MEETING MINUTES

JANUARY 6, 2015

Town Hall  
Meeting Room  
6:30pm

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Members Present: Lance Muir, Angela Piersimoni, Carl Masler, Jim Ormiston, Scott Esty, Bob Byland, Dave Seely

Members Absent: None

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: John Hunter, Kathi Hunter, Brian Faulkner, James Gensel, Mark E. Watts

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Minutes

December 2, 2014

**Motion by Ormiston, seconded by Piersimoni, to approve the minutes of December 2, 2014, as amended, Discussion, None, Motion Carries 7-0.**

**RESOLUTION P-2015-1**

**Chemung County IDA (Emhart) Preliminary Site Plan  
Tax Parcel 57.02-2-60**

Resolution by: Esty

Seconded by: Seely

**WHEREAS**, the Town of Big Flats Planning Board received an application for site plan approval on November 14, 2014; and,

**WHEREAS**, the Town of Big Flats Zoning Law permits manufacturing with site plan approval; and,

**WHEREAS**, the Town of Big Flats Planning Board required the applicant to meet all permitting/requirements from the Chemung County DPW and Chemung County Airport/FAA; and,

**WHEREAS**, this board hereby declares itself as lead agency and forwarded to the Chemung County planning board, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required; and

**NOW THEREFORE BE IT RESOLVED**, the Town of Big Flats Planning Board accepts the Site Plan dated November 14, 2014 as a preliminary plan,

**FURTHER RESOLVED**, the Town of Big Flats will send this project to the Chemung County Planning Board, Chemung County Highway Department

**CARRIED: AYES:** Esty, Piersimoni, Muir, Ormiston, Byland, Masler, Seely  
**NAYS:**

Dated: Tuesday, January 6, 2015  
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats  
Lance Muir  
Chairman, Planning Board

Discussion:

Muir asked if a formal authorization from the airport manager had been received.

Gensel feels that is not necessary as they have been an active part of the application process. Emhart could not be there without their approval.

Seely noted that the employee entrance currently only has a stop sign. Perhaps a turning lane should be required.

Gilbert said that would be included in the county review.

Esty asked if the guard house would be utilized.

Faulkner replied no, the gates will remain open.

**RESOLUTION P-2015-2 Preliminary/Final**

**Soaring Ridge Re-Subdivision**

**TAX PARCEL #77.01-1-10 thru 77.01-1-19, 77.01-1-23.2 filed as ROW, and 76.00-2-30**

Resolution by: Esty  
Seconded by: Seely

**WHEREAS**, this Board as per Town of Big Flats Code 16.08.030(D), reviewed this application on October 20, 2014 and considered the plat to be incomplete; and

**WHEREAS**, this Board, has reviewed the final plat dated 11/14/2014 and considered it to be complete; and,

**WHEREAS**, the applicant shall comply with Section 16.08.040 of the Town of Big Flats Subdivision Law; and,

**WHEREAS**, this board requires the developer to comply with all relevant requirements of Town of Big Flats DPW letter dated October 24, 2014; and

**WHEREAS**, the Planning Board duly held a public hearing on December 2, 2014; now;

**BE IT THEREFORE RESOLVED**, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, thereby issuing a Negative Declaration; and

**FURTHER RESOLVED**, the Planning Board declares the plat to be complete and hereby grants Final Approval

**CARRIED: AYES:** Muir, Esty, Masler, Piersimoni, Ormiston, Seely, Byland

**NAYS:**

Dated: Tuesday, January 6, 2015  
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats  
Lance Muir

Discussion:

Mark Watts informed the board that he has not seen the final drawings and there has not yet been a closing on the property. He would be opposed to a final approval without the closing.

Gensel stated that the closing is pending final approval from the Planning Board.

Gilbert explained that would be a condition of approval. If the final plat is not filed with the county clerk within 62 days, it would expire, and the applicant would be required to refile.



**SIMMONS ROCKWELL  
CONCEPT SITE PLAN AMENDMENT  
224 COLONIAL DRIVE  
TAX PARCEL #52-01-2-35.11**

Gilbert explained an issue with accessory structure size. It appears the submittal would require a variance.

Gensel noted another option may be to subdivide. They will review options with the applicant prior to preliminary submission.

**Board Member Terms & Renewals**

**Motion by Masler, seconded by Esty, nominating Lance Muir for Planning Board Chair, Discussion, None, Motion Carries 7-0 with Muir abstaining.**

**Motion by Seely, seconded by Piersimoni, nominating Scott Esty for Planning Board Vice Chair, Discussion, None, Motion Carries 7-0 with Esty abstaining.**

**Comprehensive Plan Update / Amendment**

Proposals from Southern Tier Planning & Hunt were distributed to the board. Gilbert would like to receive all recommendations by January 16, 2015.  
Proposed revisions to the zoning map were reviewed.

**Motion by Byland, seconded by Esty, to submit the proposed revision to the Town Board for their review and recommendation, Discussion, None, Motion Carries 7-0.**

**RESOLUTION P-2015-3  
Zoning Amendments referral to the Town Board  
Favorable Recommendations**

Resolution by: Byland  
Seconded by: Esty

**WHEREAS**, this Board has received a special report completed by Southern Tier Central Regional Planning and Development Board dated December, 2013; and,

**WHEREAS**, this board has reviewed this report and had discussions with Southern Tier Central Regional Planning at the September 2, 2014 planning board meeting where recommendations were made to modify the report; and,

**WHEREAS**, this board reviewed the changes to the proposed Conservation District Zone amendments and makes a favorable recommendation to approve the revised zoning law submitted to the code and planning office via. digital copy on December 8, 2014; and,

**NOW, THEREFORE BE IT RESOLVED**, to make favorable recommendation to the Town of Big Flats Board on the proposed zoning amendments

CARRIED: AYES: Muir, Esty, Piersimoni, Ormiston, Masler, Byland, Seely

NAYS:

ABSENT:

Dated: Tuesday January 6, 2015

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Lance Muir

Chairman, Planning Board

**Motion by Seely, seconded by Masler, to adjourn at 7:54pm, Discussion, None, Motion Carries 7-0.**

**Meeting adjourned at 7:55pm.**